

City of Galveston, Texas
Brownfields Site Assessment Pilot Project (BSAPP)

Quarterly Project Progress Report
First Fiscal Quarter 1999 (October 1, 1998 through December 31, 1998)

Submitted to U.S. EPA Region 6 Brownfields Project Officer

Ref. Nos: U.S. EPA Assistance ID No. BP986187-01-0
BSAPP Doc. No. BSAPP-001-99

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1.0 Background

The City of Galveston's Brownfields Site Assessment Pilot Project grant was officially awarded on September 30, 1998. Although significant work was accomplished in the 4th quarter of FY98 (August and September) and a 4th quarter progress report was issued, this represents the first official quarterly progress report since the grant award.

2.0 Activities This Quarter

Task 1: Planning, Project Management & Coordination, Travel, Other

There was a change in the BSAPP Project QA/QC officer this quarter. The previous QA/QC officer, Ms. Jill Burditt, left her position with the Galveston County Health District (GCHD) for a new job with TNRCC in Austin. As a result, her supervisor, Mr. Ronald B. Shultz, Pollution Control Director for the GCHD has assumed the role of the QA/QC Officer for the BSAPP project. The Quality Management Plan (QMP) has been revised and updated to reflect this organizational change, and submitted to Mr. A. L. Smith, EPA Quality Management for review, approval, and signature (see attached transmittal letter). Revised copies of the QMP will be distributed to project team members after return of the signature page from EPA.

The project has been broken into six distinct tasks (as outlined in this section). A detailed project budget tracking report has been developed with the budget spread across the tasks by procurement categories. A copy of this report showing the budget

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and expenditures through this quarter is attached, and will be attached to all future progress reports.

The BSAPP project is awaiting response from EPA to our 10/23/98 letter requesting approval to reimburse for certain grant planning and project expenses incurred prior to the official award date of September 30, 1998. Per our EPA BPO, Ms. Camisha Scott, this matter is being reviewed and we should have a decision shortly.

No out-of-town travel occurred this quarter in connection with the project.

Task 2: Identification/Selection of Sites & Data Base Development

The majority of effort this quarter was expended on this task. The Brownfield Redevelopment Information Management System (BRIMS) data base software was installed on the project computer and coupled to the LandView III mapping software. EPA provided training on its use to the Project Administrator.

The target area was broken into zones, and LandView III maps were established for each zone. These zones were then researched by Environmental Data Resources, Inc. (the parent company of Sandborn Map Co.) for the availability of the latest Sandborn fire insurance maps for these zones. Forty-seven (47) maps from 1986 were identified and procured by the project from EDR/Sandborn (note: this was a "sole source" procurement as EDR/Sandborn is the only source for these maps). A key map was developed showing each of the Sandborn map areas for quick reference, and a specific map ID number was assigned to each Sandborn map.

The preliminary site identification and inventory process was then started. Every street in the entire target area was visited on several occasions using a driving survey method. Properties which appeared to be abandoned, underutilized, and/or impaired commercial or industrial properties were marked on the Sandborn maps and then given a specific ID number. Data such as property address, business type or name, realtor information, and physical observations were recorded when available. The initial survey identified fifty (50) potential brownfield sites. As further information was developed on these sites, twenty-two (22) were deleted from the list, leaving twenty-eight (28) properties still on the list. These lists are attached for reference, but should still be considered preliminary. The site identification process will be on-going. As the BSAPP program receives more exposure, additional sites may be identified which have not yet come to our attention. The next step in the process is to begin mapping all the identified sites in the LandView III system, and developing and entering site data into the BRIMS data base.

One property has sprung to the forefront, and could potentially move ahead of the rest of the project as it has the potential to be a success story. Details are presented in the following paragraphs.

This property, identified by Zapp Realty and located at 57th and Stewart Road in Galveston, was added to the list. This is a privately owned property which was previously owned by the FDIC. The property at one time was the site of the Galveston Lead Products Company, a small lead fishing weight manufacturer. Soil and groundwater lead contamination resulted from the operation, and were discovered in Phase I, Phase II, and supplemental Phase II environmental site assessments (ESA) which were conducted on behalf of the FDIC. The FDIC had the soil contamination

removed in a remedial action, along with the smelter building, and the property was given a "clean bill of health." The property was subsequently sold two or three times.

Presently, the Galveston Housing Finance Corp. (GHFC) wishes to purchase the property to develop middle income single family housing (it is a good location for housing). GHFC is a quasi-city governmental unit established to promote development of additional middle class housing in Galveston, one of the city's redevelopment goals discussed in our proposal. For this pending transaction, GHFC had another Phase II ESA performed which discovered lead hot spots in the soil above TNRCC risk reduction standards, which were apparently missed by the previous cleanup. This put a hold on the pending sale of the property. As can be expected, the present owners do not wish to spend any money as they inherited the problem rather than caused the problem, and believed they were acquiring a "clean" site. The GHFC does not wish to move forward unless the site can be cleaned to acceptable levels.

It is believed that the BSAPP project can potentially be used to help move this forward. The project could provide additional site assessment to delineate the extent of contamination, develop cleanup cost estimates, and assist in the search for cleanup funding. This has been preliminarily presented to the EPA BPO, TNRCC VCP Brownfields coordinator, the City of Galveston (the City Manager and the Mayor). All were positive about the potential for success. The next step is to present the concept to the parties to the transaction to see if they are willing to participate; and to accept the time it may take to accomplish these activities.

Two other city owned properties have been identified with known environmental contamination and redevelopment potential. These may also move more quickly.

Task 3: Community Involvement

The formal community involvement program which was outlined in our proposal has not yet commenced. This is scheduled to start by selection of the Brownfields Working Group as the site identification process is nearing completion.

A presentation of the BSAPP project was made to the Galveston Association of Realtors to request assistance in the site identification PROCESS. It was this presentation that lead to the property discussed above.

Task 4: Phase I Environmental Site Assessments

No Phase I ESA activity has commenced. Existing ESA data is being gathered and studied on the properties discussed above.

Task 5: Phase II Environmental Site Assessments

No Phase II ESA activity has commenced. If the property discussed above is agreed to by all parties, a QAPP will be developed for EPA approval prior to the start of any Phase II work.

Task 6: Redevelopment Planning

No redevelopment planning activity has been commenced. A copy of the National Environmental Policy Institute's publication "Guidebook for the Transfer of Contaminated Properties" has been acquired for project use.

3.0 Next Quarter's Planned Activities

- Continue site identification process, site data development, and data base input.
- Organize brownfields Working Group and hold first meeting.
- Move forward on 57th and Stewart Road site if approved by buyers and sellers.
- Begin prioritization of identified sites for presentation to Working Group.
- Begin development of redevelopment goals and objectives.

4.0 Schedule Status

The project is on schedule. Approximately 16% of the approved 24 month schedule has elapsed. It is planned to complete the project in 16 to 18 months if possible.

5.0 Budget Status

A detailed project budget report is attached. As of this report, \$14,117.95, or 7% of the budget has been committed, and \$185,882.05 of the budget remains.

6.0 Work Products Developed this Quarter

Quality Management Plan revision
Target area key maps.
Sandborn maps with identified sites.
4th Quarter FY98 progress report
Detailed project budget report
LandView III Preliminary mapping.

City of Galveston
Brownfields Site Assessment Pilot Project
Quarterly Budget Report: 1st QTR FY99 (10/98 - 12/98)

Task Breakdown	PROJECT BUDGET	This Period 1QTR99	Previous Total	Cummulative To Date	Remaining Budget
Task 1: Planning, Project Management & Coordination, Travel, Other					
Prime Contract	\$ 35,000.00	\$ 7,500.00	\$ -	\$ 7,500.00	\$ 27,500.00
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00
Other	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Task Total	\$ 44,200.00	\$ 7,500.00	\$ -	\$ 7,500.00	\$ 36,700.00

Task 2: Identification/Selection of Sites & Data Base Development					
Prime Contract	\$ 20,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 14,000.00
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 800.00	\$ 610.00	\$ -	\$ 610.00	\$ 190.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 20,800.00	\$ 6,610.00	\$ -	\$ 6,610.00	\$ 14,190.00

Task 3: Community Involvement					
Prime Contract	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Subcontracts	\$ 13,000.00	\$ -	\$ -	\$ -	\$ 13,000.00
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Task Total	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00

Task 4: Phase I Environmental Site Assessments					
Prime Contract	\$ 22,000.00	\$ -	\$ -	\$ -	\$ 22,000.00
Subcontracts	\$ 13,000.00	\$ -	\$ -	\$ -	\$ 13,000.00
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 35,000.00

Task 5: Phase II Environmental Site Assessments					
Prime Contract	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
Subcontracts	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 45,000.00	\$ -	\$ -	\$ -	\$ 45,000.00

Task 6: Redevelopment Planning					
Prime Contract	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Subcontracts	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00
Materials/Supplies	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 5,000.00	\$ 7.95	\$ -	\$ 7.95	\$ 4,992.05
Task Total	\$ 35,000.00	\$ 7.95	\$ -	\$ 7.95	\$ 34,992.05

PROJECT TOTAL	\$ 200,000.00	\$ 14,117.95	\$ -	\$ 14,117.95	\$ 185,882.05
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**POTENTIAL BROWNFIELD INVENTORY DEVELOPMENT
CITY OF GALVESTON, TEXAS**

Revision: 1

MAP ID	ADDRESS	NAME OF BUSINESS	COMMENTS
7-1	1802 Mechanic	Houston Ship Repair	For Sale - Zapp Realty
8-1	1801 Market	"Hope Chest"	Corner Building Abandoned - Residential Apartments Attached
8-2	21st & Ave. F	Martini Theater	514 21st Street
10-1	21st & Ave. F	UNKNOWN	Abandoned Building - Some Construction Work In Progress
11-1	25th & Strand	Panama Hotel	4 Story Brick - Boarded Up - No Signs
12-6	27th & Market	UNKNOWN - Maybe old Hotel	NE Corner - Abandoned Looking - No Signs (318 27th)
12-7	26th & Market	Unknown	NW Corner Joe Tramonte Realty 765-9837
13-1	28th & Mechanic	NONE	Former Teledyne Plant Site
14-1	27th & Market	UNKNOWN (2701 Market)	SW Corner - 2 Story - Abandoned Looking - No Signs
14-2	28th & Post Office	UNKNOWN	Abandoned Store - No Signs
27-1	12th & Harborside	Old Mobil Oil Corp. Dist. Facility	For Sale - Tramell Crow 713-963-1046 - Tanks Gone - Tank Racks Still There
28-1	12th & Post Office	Purity Ice Cream Company	Boarded-Up - No Signs
33-1	16th & Mechanic	Schmidt's Food Store	Boarded-Up - No Signs (1528 Market)
43-1	2105 Church	Jean LaFitte Hotel	City of Galveston
43-3	707 23rd Street	Island Dialysis Center	Abandoned Building - No Signs
43-5	24th & Winnie	Galveston Model Dairy Co.	1 Story Brick - Boarded Up - Sign - Antique & Resale
44-1	1119 23rd Street	Candys Photo/Young & Sons Garage	Looks Abandoned - But May Not Be - No Signs
44-2	23 & Sealy	UNKNOWN	2 Story Brick - Boarded - Fenced - For Sale - Tramonte Realty 765-9837
56-1	30th & Broadway	Broadmoor Apartments	3 Story Brick - Boarded Up - No Signs (2928 Broadway)
62-1	31st & Ave. L	Abandoned Service Stations	No Signs - Boarded Up (55 gallons drums)
101-1	54th & Broadway	Cotton Concentration Warehouse	FDIC For Sale Sign (54th - 59th & Broadway)
112-1	59th Street	Galveston Conc. Products Company	No Signs - May or May Not be Abandoned Junk Yard
112-2	3 Lennox	Municipal Incinerator	Fire Training Area - City of Galveston
115-1	Galvez Mall	Sears Automotive Center	Abandoned - No Signs
NONE	57th & Stewart	NONE	2-acres property (Moore)

Ottie 762-8474 x 30

Vacant Land: Purch. GHFC (U. S. National Corp.)

Sellars: Moore (Private) 1 3/4 acres \$95K

Vincent Jordan 2 acres \$100K

MAP ID	ADDRESS	NAME OF BUSINESS	COMMENTS
12-1 (?)	25th & Mechanic	302, 304, 306, 308, & 310	2 Story Brick Building - Empty - For Sale - Greenberg Realty 763-6565
43-4 (?)	814 22nd Street	Masonic Temple	For Sale - Chara Graber 744-5900
55-1 (?)	28th & Ball	Lundy's Mortuary	Abandoned Looking - No Signs

**DELETED BROWNFIELD INVENTORY DEVELOPMENT
CITY OF GALVESTON, TEXAS**

Revision: 1

MAP ID	ADDRESS	NAME OF BUSINESS	COMMENTS
9-1	21st & Strand	Fountain Supply Company	For Sale - Greenberg Realty 763-6565
10-2	23rd & Market	OFF Building	Abandoned Building - May be part of the County Museum
10-3	22nd & Post Office	UNKNOWN	Boarded Up - For Sale - Tramonte Realty (May be Apartments Upstairs)
12-2	25th & Post Office	Firestone or Goodyear Store	SE Corner of 25th & Post Office - For Sale (713) 862-4919
12-3	25th & Church	UNKNOWN	NW Corner of 25th & Church - For Sale - Zapp Realty (Upstairs Apartments ?)
12-4	Post Office	UNKNOWN	Between 24th and 25th - North side Post Office - 2 Story Purple - Zapp Realty
12-5	25th & Church	UNKNOWN	NE Corner of 25th & Church - For Sale - Liberato Properties 744-5555
36-1	15th & Broadway	Gulf Coast Medical Group Building	For Sale - Tramonte Realty
36-2	16th & Ave. L	Alderigi Brothers Food Store	Boarded-Up - No Signs
40-1	18th & Ave. L	UNKNOWN	Boarded-Up - No Signs - Owned by May's Grocery Store (Across the Street)
43-2	23rd & Winnie	Rays Car Shampoo	May not be abandoned
43-6	22nd & Winnie	Galveston Glass	Boarded Up - No Signs
44-3	2219 Sealey	UNKNOWN	12 Story Brick - Fenced - For Sale By Owner Sign
49-1	25th & Church	UNKNOWN	SE Corner - 2 Story Brick - Empty - For Sale - Greenberg Realty 763-6565
67-1	35th & Ave. F	Falstaff Brewery	No Signs - Boarded Up
69-1	31st & Ave. K	UNKNOWN	Abandoned Building - No Signs
77-1	36th & Ave. K	UNKNOWN	Abandoned 2 Story Building -Boarded Up - No Signs
84-1	39th & Broadway	Closed / Abandoned Stop & Go	No Signs - Boarded Up
NONE	39th & Ave. O	LaRoca Dance Club	Boarded- Up - For Sale - Island Properties - 762-2262
NONE	44th & Ave. S	Gerlands Food Fair	Closed - No Signs
NONE	39th & Ave. M	UNKNOWN	Vacant Building - For Sale - Tramonte Realty
NONE	Seawall & 17th	Old Captain Jack's Seafood Rest.	Boarded-Up